



Office of Planning and Zoning

R01-21-C-017

Ms. Darrie Paar  
EPA Region 1  
5 Post Office Square  
Suite 100, Mail Code OSRR7-2  
Boston, MA 02109-3912

October 28, 2020

Dear Ms. Paar:

The Town of Newport, a duly established and authorized general-purpose unit of local government incorporated within the State of New Hampshire, is pleased to submit this Single Site Clean-up grant application for \$500,000 to help fund the cleanup of the Ambargis Mill site located at 8 Greenwood Road in Newport, New Hampshire.

In 1930 the 12,000 square foot Hartford Woolen Mill, now known as the Ambargis site, was built on a picturesque 2.8-acre lot between the Boston to Maine Railroad (now the popular Rail to Trail system) and the Sugar River. For 30 years the mill produced textiles drawing people to Newport. Larger factory style housing went up surrounding the site to house workers. In 1960 the Mill closed and was sold to Christi Ambargis who reportedly collected used oil from various sources and stored the material at the site for intended use in a fuel-blending operation for resale.

The Ambargis site is now an overgrown; crumbling ruins of the once impressive 12,000 square foot woolen mill are unsafe to walk through, trees grow through the walls, floors, and ceilings, and rotting support beams have left the floors and ceilings unstable and collapsing.

The presence of the hazardous materials and other contaminants have rendered the site cost prohibitive for our Town to take on and cleanup alone. Once stabilized, it is our hope that the site will once again offer the public new waterfront greenspace for residents and tourists who come to fish or hike, use the adjacent rail trail and boat on the adjoining Sugar River.

1. Applicant Identification: Town of Newport, 15 Sunapee Street, Newport, New Hampshire 03773

2. Funding Request:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$500,000. The Town of Newport is not requesting a cost share waiver

3. Location: Newport, Sullivan County, New Hampshire

4. Property Information: Ambargis Mill, 8 Greenwood Road, Newport, New Hampshire 03773

5. Contacts:

- a. Project Director: Christina Donovan, Zoning Administrator, 15 Sunapee Street, Newport, New Hampshire 03773; Telephone: (603)-863-8010; and email: [cdonovan@newportnh.gov](mailto:cdonovan@newportnh.gov)
- b. Chief Executive: Hunter Rieseberg, Town Manager, Town of Newport, 15 Sunapee Street, Newport, New Hampshire 03773; Telephone: (603)-863-1877; and email: [manager@newportnh.gov](mailto:manager@newportnh.gov)

6. Population:

- i. Population of the Town of Newport according to the U.S. Census 2018: 6,366

7. Other Factors Checklist:

Other Factor	Page #
Community population is 10,000 or less	1
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The proposed site is in a federally designated flood plain.	4
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A

8. Letter from State Environmental Authority: Attached

Thank you for your consideration of the Town of Newport's application. Please contact me with any questions or comments.

Sincerely,

*Hunter F. Rieseberg*

Hunter F. Rieseberg  
Town Manager  
Town of Newport, N.H.



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Robert R. Scott, Commissioner**

EMAIL ONLY

October 13, 2020

Hunter F. Rieseberg, Town Manager  
Town of Newport  
15 Sunapee Street  
Newport, NH 03773

**Subject: Town of Newport  
FY21 Proposal for EPA Brownfields Cleanup Grant  
Ambargis Mill, Newport, New Hampshire  
State Letter of Acknowledgement and Support**

Dear Mr. Rieseberg:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for the Town of Newport's proposal for an EPA Brownfields Cleanup Grant for the Ambargis Mill site located at 8 Greenwood Road in Newport, New Hampshire.

Should your proposal be successful, NHDES will commit to providing a liaison to provide technical support, facilitate the process of reviewing and approving all cleanup related submittals to NHDES, and participate in any community outreach efforts.

We look forward to working with the Town of Newport on this important project within your community. Please contact me should you have any questions.

Sincerely,

Michael McCluskey, P.E.  
Brownfields Program  
Hazardous Waste Remediation Bureau  
Tel: (603) 271-2183  
Fax: (603) 271-2181  
E-mail: [michael.g.mccluskey@des.nh.gov](mailto:michael.g.mccluskey@des.nh.gov)

**Waste  
Management  
Division**

Digitally signed by  
Waste Management  
Division  
Date: 2020.10.13  
12:17:42 -04'00'

ec: Christina Donovan, Zoning Administrator, Town of Newport  
Dorrie Paar, EPA New England – Region 1  
Karlee Kenison, P.G., Administrator, NHDES-HWRB  
Amy Doherty, P.G., State Sites Supervisor, NHDES-HWRB



## **PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields**

#### **1.a.i. Background and Description of Target Area**

The target area of Newport New Hampshire, also known as the Sunshine Town, (incorp. in 1761) has a population of 6,366 nestled in the hills of scenic Upper Connecticut River valley and southwestern New Hampshire, located between I-89 and 91. Newport is filled with historic homes and the natural beauty of the great outdoors. We have many hiking/biking trails, a Winter Carnival (the oldest continuous Carnival in the US), Historical Society Museum, and a rail to trail system that features our 3 covered bridges.

Manufacturing was the foundation of the economy. The expansion of woolen textiles stimulated farmers to shift their land to pasturage and increase the size of their flocks of sheep. In 1813, Newport's first woolen manufacturers annually produced 1,600,000 yards of flannel. Subsequently, in the mid-20<sup>th</sup> century there was little textile demand, resulting in the closure of almost all of Newport's mills. The Ambargis Mill is one of those.

Compared to surrounding residential housing, the Mill is a reminder of times long past. The exposed remnants of the Mill, open to the weather, continue to decline and represent an attractive nuisance and blight upon its otherwise natural setting. With a successful cleanup and reuse of the Ambargis Mill, it is our hope that the location will encourage growing interest in the area by outdoor enthusiasts and reinvestment in the area by those taking advantage of Newport's designation as an Opportunity Zone (census tract 9754). In short, we feel strongly that the remediation of this site will help to breathe life back into a desolate place.

#### **1.a.ii. Description of the Brownfields Site**

In 1930 the 12,000 square foot Hartford Woolen Mill (Ambargis Mill), was built on the perfect 2.8-acre lot between the Boston to Maine Railroad (now the Rail to Trail system) and the Sugar River. For 30 years the mill produced textiles drawing people to Newport and factory style housing went up to house the workers. In 1960 the Mill closed and was sold to Christi Ambargis who reportedly collected used oil from various sources and stored the material at the site for intended use in a fuel-blending operation for resale.

Mr. Ambargis passed away and the Mill and its operations shut down in 1996. Thereafter, the heirs to the property failed to pay the taxes so in 2000 Newport acquired the property through tax deed. In late 1999 NHDES and EPA initiated removal actions for the hazardous and non-hazardous wastes. The work focused on disposal of waste oil storage tanks and other various containers, but did not address other environmental issues (soils) at the site.

To the casual observer, the Mill is now an overgrown collection of random ruins. The site is unsafe to walk through; trees grow through the walls, floors, and ceilings, rotted support beams have left the structure unstable and partially collapsed. Despite the Town's best efforts to secure the site, it remains an attractive nuisance and a danger to trespassers who repeatedly gain access to the site. Evidence would suggest that the site has also fallen victim to further abuses including but not limited to illegal dumping and drug abuse.

Despite this blight, the site is located immediately adjacent to the State of New Hampshire Rail to Trail network and a trailhead, and the section of the Sugar River that runs by the Ambargis property is the best fly fishing in town and some of the best fly fishing in New Hampshire.



Brownfields assessment activities completed in 2018 indicate the site has nearly ubiquitous shallow soil (up to 4 feet deep) contaminated with lead and polycyclic aromatic hydrocarbons (PAHs), comingled residual petroleum from prior removal actions, significant quantities of asbestos and lead in building materials, and limited low-level PCBs in building materials. Due to the dilapidated nature of the building, there is the potential for storm water and flooding to exacerbate site conditions and lead to impacts to soil outside the footprint of the site building and erosion to the Sugar River. The site is located in the regulatory floodway and the successful cleanup of this site will also decrease the worry of contamination impacting the Sugar River.

Removing the dilapidated structure will lower the costs of maintaining the property and allow for new greenspace that will help improve the neighborhood's safety, remove potential health and environmental threats, draw people back to the area by making it a nicer place to live; thereby boosting the economic viability of the target area.

### **1.b. Revitalization of the Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

This site is the perfect spot to create a picturesque green space as it is situated between an existing trailhead to the Rail to Trail system and the Sugar River. All year round, hundreds of Newport resident, local visitors and tourists use this portion of the rail to trail system for walking, biking, cycling, and snowmobiling. The Lake Sunapee Snow Mobile Club, Newport Garden Club, and the NH Fly-fishing Association have expressed interest in providing access to the site for use by fisherman, kayakers, and snowmobile/ATV trailer parking. The reuse of the site would be an addition to the outdoor recreation opportunity of the area where locals can cast a line, take a quick dip, go for a paddle, or simply relax and take in the quiet nature of the area.

The Town's Master Plan declares our intent to promote more desirable social and environmental outcomes by land use and revitalization plans. The Town intends to preserve, protect and enhance Newport's existing natural resources and critical environmental areas. The reuse of the Ambargis Mill goes hand in hand with these plans, bringing new life to this dilapidated site.

A conceptual greenspace design has already been prepared and will be refined by our project partners and the community to incorporate all of the needs of various users of the site.

#### **1.b.ii. Outcomes and Benefits of Reuse Strategy**

The potential of the proposed project and reuse plan to stimulate economic development in the target area upon completion of the cleanup would facilitate the creation of greenspace for citizens and tourists alike to enjoy as well as increase the values of surrounding properties by +/- \$10,000. Redeveloping the Ambargis site will not only create non-economic opportunity for social and recreational activities, but will promote environmental stewardship and conservation of the Sugar River watershed, expand Newport's culture of fostering a healthy environment, provide additional access to the Rail to Trail network, and will provide other indirect economic benefits through increased tourism, supporting local outdoor outfitting businesses, and encouraging the public to spend the day in Newport and patronize our local restaurants and other retail businesses.

### **1.c. Strategy for Leveraging Resources**

#### **1.c.i. Resources Needed for Site Reuse**

- Upper Valley Lake Sunapee Regional Planning Commission has committed \$5000 to the post cleanup project of providing open green space on the sugar river to be enjoyed by residents. See Attachment 3
- Newport's Planning and Zoning office will commit to writing two grants toward the use of this site for outdoor recreation.
  1. Newport Community Fund - \$15,000
  2. New Hampshire Charitable Foundation – Express Grant Program \$5,000
- The Town of Newport has available and the Town's Selectboard has committed to the 20% required funding match (from unassigned fund balance).
- To date the town has constructed a parking area, a small passive park, trails and added signage at a cost of \$5,000.
- The open greenspace would require minimal maintenance moving forward, enabling Newport to feel confident in its Public Works/Building and Grounds departments being sufficiently staffed to handle.

### **1.c.ii. Use of Existing Infrastructure**

The existing infrastructure is adequate to support the project and there will be no need replace or add infrastructure to this property for the intended use of a greenspace.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

#### **2.a.i. The Community's Need for Funding**

Newport is a postmark of Small Town America. With a population well under 10,000.

With that being said, Newport is struggling with 53% of our population being low to moderate income and a higher poverty rate than most of the state. The Town has lost over \$1M in property taxes and spent thousands on cleanup and prevention at the site.

Targeted Community	Newport	Sullivan County	New Hampshire
Population	6,366	43,294	1,371,025
Poverty Rate	14.9%	10.78%	7.87%
Median Household Income	\$53,876	\$60,780	\$74,991
Tax Rate	\$32.53	\$23.32	\$21.90

Since New Hampshire has no state income tax the result is limited state funding. Newport relies heavily on local property taxes to fund all municipal services.

With an annual operating budget of \$10 million, further site cleanup of over \$500,000 just isn't financially feasible. As you can see, Newport is among the lower Median Household incomes, and among the highest for tax rates. Our families work hard to just make it paycheck to paycheck.

The Ambargis site has been and continues to be a burden on municipal services. Calls regularly come in to dispatch for illicit activity at the Site and our police and fire departments are required to respond to any complaint that comes through. These calls can take up to an hour to maneuver around the mill, and at \$25/hr. per officer, it adds up. Historically there have at least 2-3 calls a month for this site.



## **2.a.ii. Threats to Sensitive Populations**

### **1. HEALTH OR WELFARE OF SENSITIVE POPULATIONS**

The cleanup of the Ambargis Mill Site and creation of a recreational greenspace will greatly reduce use of the Site for illicit activities while increasing the safety of Newport residents, especially children who are the most frequent trespassers at the Site.

The Sugar River is one of the greatest treasures in Newport. It's a summertime must; walk the trail and go swimming; while there, kids try their hand at scaling the collapsing walls, floors, and roof or walking the perimeter of the building. Whether using the site responsibly or not there are potential threats to children and adults alike. Metal protrudes from the collapsed building and ground, beams hang off the edges of rotted floors, the roof continues to collapse each year, large cavities are present throughout the mill, and the open canal and raceway are obvious safety hazards before even considering the potential exposure to asbestos, lead, PCBs, and PAHs.

It's not safe for anyone going to enter this property. There is also potential for the contamination to spread and discharge into the Sugar River, which could impact the sensitive and popular trout fishery. With Newport being a lower-income town, it is important to have recreational options for people that cost no money. The reuse of the Ambargis Site would provide just that, a greenspace for people to gather, exercise, and have fun at no cost that will also contribute to tourism.

### **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

There is the potential, especially for the local children, to be exposure to contaminants at the Site consisting of lead and PAHs. With contaminated soil being so close to the river, and the site being in the federally designated 100-year flood zone; one flood could spread the contamination down the Sugar River throughout Newport and beyond. There are nearly 100 homes in Newport alone that are south of the Ambargis Site that abut the river. The Sugar River also runs through Claremont supplying them with up to 30% of the City's water supply – before it discharges to the Connecticut River. The contaminations from the Ambargis Site could cause serious issues with drinking water for other towns and wildlife.

### **(3) Disproportionately Impacted Populations**

The surrounding property values and assessments are diminished by \$500 - \$10,000 because of the Ambargis Site. This is a direct effect of the contamination, unsafe structure and appearance of the mill. The defunct Ambargis site is an unsafe eyesore. It is not the abutters fault our industrial past is still affecting them today. With the blight and rubble scattered throughout the 2.8 acres it is understandable why the surrounding properties would be affected.

The Brownfields grant will help us accomplish this by cleaning up the contamination, removing the building and public safety hazards, preventing potential surface water contamination, while simultaneously stemming illicit activity. With cleanup of this site, Newport would dramatically change the character of an area known for an extremely unsafe structure that entices unsafe behavior to a welcoming greenspace for families young and old, outdoor enthusiasts, dog walkers and local youth to benefit for a healthy alternative to what exist presently. While it is exceedingly difficult to pinpoint the direct effect on a certain population the town of Newport has a population of 52% below the poverty line. This statistic alone largely contributes to the State of New Hampshire naming Newport an Opportunity Zone. The removal of an old mill or



the creation of a greenspace in some wealthier communities in New Hampshire may have little effect in the overall character of the community. However, in Newport the addition of a creative greenspace is a novelty that the residents of Newport don't have considerable access too.

## **2.b. Community Engagement**

### **2.b.i. Project Involvement and 2.b.ii Project Roles**

The Town of Newport has continually engaged the community during the Town's planning process and will continue to involve the community throughout every aspect of this project from cleanup to reuse. The Newport Historical Society has been a great help throughout this process. They have helped document the history of the site, have performed targeted outreach, and have also agreed to conduct additional outreach seminars and provide other historical displays/signage for the greenspace if awarded the cleanup grant. The Newport Recreation Center has agreed at any point in time to provide volunteers if needed for work on non-contaminated portions of the project. The Town will likely call on the Recreation Center for volunteers to assist with the removal of surficial solid waste and brush removal prior to cleanup, and Site restoration/greenspace construction once cleanup is complete. Similarly, the Newport Garden Club has agreed to assist with providing and maintaining any vegetation needed for the greenspace once cleanup is complete and the cover system is installed. The Lake Sunapee Snowmobile Club (LSSC) uses and maintains the rail to trail system throughout the year and they have agreed to host a greenspace design charrette to solicit additional input for the existing conceptual greenspace design from all of our partners and the community. The LSSC has committed along with LaValley Building Supply, to donate 3 picnic tables for the site.

<u>Partner Name</u>	<u>Point of Contact</u>	<u>Specific Role in the Project</u>
Newport Historical Society	Larry Cote 603-863-1294	Community outreach on history of property Historical signage for site
Newport Garden Club	PJ Lovely <a href="mailto:Plvely@newportnh.gov">Plvely@newportnh.gov</a> 603-863-1332	Provide vegetation for greenspace and upkeep
Lake Sunapee Snowmobile Club	Dawn Wilson 603-863-3397	Hosting greenspace design charrette – parking, garden placement, river access development, Bench Donation
Newport Recreation	Beth Rexford <a href="mailto:brexford@newportnh.gov">brexford@newportnh.gov</a> 603-863-1332	Volunteers pre and post cleanup assistance

### **2.b.iii. Incorporating Community Input**

On October 19, 2020, the Town of Newport held a public meeting for the community's input on this application. All questions asked were responded on the spot. The Town of Newport will develop a Community Relations Plan and will continually incorporate community input into the project beginning with cleanup design. We will host another public meeting if awarded to go over the cleanup plan, educate the public on the EPA Brownfields process so that community members can understand what is happening to the property, what it may mean for them, and engage them in conversation involving questions and provide feedback.

With COVID-19, the Town has adopted the Zoom teleconferencing platform to engage the public at home, and all public meetings are broadcast on CCTV. At the design charrette we will solicit input on the existing conceptual greenspace design so that questions, concerns, or suggestions can be incorporated into the final design; even small input can make quite an impact.

With the heavy use of the Rail to Trail system adjacent to the site we and hope to have significant positive feedback for the project. Prior to cleanup beginning, the public input and final design will be posted on the Town's website, all abutters and close neighbors will be informed by mail of the work that will take place on the Ambargis site and a second public meeting will be held to inform the general public. They will be provided with the project timeline and contact information of the Project Director so if any issues or questions arise they can be resolved in a timely fashion. During cleanup we will continually post project progress on our website so our townspeople can be kept up to date with news, photos, and a timeline. The citizens of Newport always email or call the Planning & Zoning Office at any time to ask for updates. There will also be a timeline in the Newport Town Office easily accessible by visitors to the Town Offices.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **3.a. Proposed Cleanup Plan**

The first step in the cleanup plan is to contract with an experienced QEP. Having prior success with cleanups the QEP will have a heavy hand in making sure we are staying on task, budget, and taking the correct steps to keep everyone and everything safe. The Town is ready to start working once we are awarded the grant. Remediation of the Ambargis site will consist of preparing a final ABCA for approval by the NHDES/EPA, entrance of the site into the NHDES' Brownfields Covenant Not to Sue program, and hazardous building materials abatement and soil remediation.

Hazardous building materials abatement will include physical removal of accessible asbestos, then abatement of inaccessible asbestos, lead, and PCB-containing materials by building removal and proper disposal of the wastes. Where soil contamination is generally ubiquitous across the Site, it is impractical and not cost effective to remove all contaminated soil (estimated at up to \$2M); therefore, an engineered soil cover system will be designed to prevent exposure to contaminated soils by future greenspace users and to protect the Sugar River. Once hazardous components are removed and the soil is covered, the final site restoration will be completed as a greenspace. A conceptual landscape design has been created, and a charrette will be hosted to listen to community input for the final design. It is likely the greenspace will include and expanded Rail to Trail trailhead and parking lot with a direct connection to the picnic and seating areas, and a kayak launch or a more formal access point to the Sugar River. During cleanup and reuse, engineering controls including dust suppression during site work and the use of temporary fencing will be utilized to protect the public and site workers. See attached ABCA for cleanup alternatives.

#### **3.b. Description of Tasks/Activities and Outputs**

##### **3.b.i, ii, iii, iv. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, & Outputs**

This project is nearly shovel ready and a conceptual greenspace design has been created, a draft full ABCA has been prepared, and a (CRP) and technical bid specifications for cleanup have already been drafted. If awarded the grant, pre-award funds will be requested to finalize

these documents so that cleanup can begin promptly in fall 2021. Cleanup is expected to continue through 2022 with completion in spring 2023. The following tasks are anticipated:

**Task Activity: 1. Cooperative Agreement Oversight**

- i. Project Implementation: The following EPA-funded activities will ensure the grant is effectively implemented and cleanup completed in a timely manner:
  - a. Form Brownfields Advisory Committee
  - b. Competitively Procure Qualified Environmental Professional (QEP)
  - c. Quarterly ACRES Reporting and Annual MBE/WBE Reports
  - d. Attend Brownfields Conference
- ii. Anticipated Project Schedule: Summer/Fall 2020 ongoing through project
- iii. Task/Activity Lead(s): Hunter Rieseberg/Christina Donovan (Newport)
- iv. Outputs: EPA Quarterly Reports, MBE/WBE Reports, RFQ

**Task Activity: 2. Community Involvement**

- i. Project Implementation: The following EPA-funded activities will be performed to continually involve the public and our project partners in the cleanup of the site:
  - a. Enroll site in NHDES' Brownfields Covenant Not To Sue Program (VCP)
  - b. Finalize CRP and Establish Information Repository
  - c. Facilitate Brownfield Advisory Committee (BAC) Meetings
  - d. Host Public Meeting for Draft ABCA and Finalize ABCA
  - e. Host Public Charrette for Final Greenspace Design
  - f. Provide Updates at Board of Selectman's Meetings and Town Hall
  - g. Notify and Update Immediate Community of Cleanup Schedule
- ii. Anticipated Project Schedule: Ongoing Throughout Project
- iii. Task/Activity Lead(s): H. Rieseberg/C. Donovan (Newport) w/ QEP Support
- iv. Outputs: CRP, ABCA, Public Notices, Sign in Sheets, Meeting Minutes, Handouts, News Articles, Mailings, Revised Greenspace Design Concepts

**Task Activity: 3. Cleanup Activities**

- i. Project Implementation: The following EPA-funded activities will be performed to cleanup and redevelop the site:
  - a. Prepare Remedial Action Plan (RAP) and receive NHDES Notice of Approved Remedial Action Plan (NARAP)
  - b. Prepare Site-Specific Quality Assurance Project Plan (SSQAPP)
  - c. Finalize Bid Specifications
  - d. Abatement of hazardous building materials and offsite disposal of contaminated building demolition debris
  - e. Consolidation/re-grading of soils meeting final greenspace design
  - f. Site restoration and installation of engineered barrier systems
- ii. Anticipated Project Schedule: Spring/Summer 2022
- iii. Task/Activity Lead(s): QEP with support from Newport
- iv. Outputs: NARAP, SSQAPP, Bid Specifications, Daily Reports, Certified Payrolls, Davis-Bacon Interviews, Disposal Documentation

**Task Activity: 4. Coordination and Final Reporting**

- i. Project Implementation: The following EPA-funded activities will be performed following completion of cleanup activities:
  - a. Coordinate with regulatory agencies
  - b. Submit Remediation Summary Report for NHDES Certificate of Completion
  - c. Prepare and implement institutional controls (i.e. deed covenant)



- ii. Anticipated Project Schedule: Fall/Winter 2022/23
- iii. Task/Activity Lead(s): QEP
- iv. Outputs: Remediation Summary Report, Certificate of Completion from NHDES, Deed Covenant

### 3.c Cost Estimates

The proposed tasks and associated budgets are included in the following table and the basis for these budgets is summarized below:

Budget Categories		Project Tasks (\$)				Total
		Coop. Agreement Oversight	Community Involvement	Cleanup Activities	Coordination and Final Reporting	
Direct Costs	Personnel	3,000	3,000	0	0	6,000
	Fringe Benefits					
	Travel	2,500	0	0	0	2,500
	Equipment					
	Supplies	0	1,000	0	0	1,000
	Contractual	0	10,000	475,500	5,000	490,500
	Other					
<b>Total Direct Costs</b>		<b>5,500</b>	<b>14,000</b>	<b>475,500</b>	<b>5,000</b>	<b>500,000</b>
<b>Indirect Costs</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Fed Funding</b>		<b>5,500</b>	<b>14,000</b>	<b>475,500</b>	<b>5,000</b>	<b>500,000</b>
<b>Cost Share (20%)</b>		<b>5,000</b>	<b>2,000</b>	<b>91,000</b>	<b>2,000</b>	<b>100,000</b>
<b>Total Budget</b>		<b>10,500</b>	<b>16,000</b>	<b>566,500</b>	<b>7,000</b>	<b>600,000</b>

**Task I: Cooperative Agreement Oversight:** This task will include \$3,000 for programmatic management of the grant including procuring a QEP, quarterly reports, ACRES updates, and MBE/WBE reporting (60 hours at \$50 per hour staff), \$2,500 for travel to the EPA Brownfields Conference (\$400 airfare, \$375 for 3 nights lodging, \$125 for 3 days per diem, \$400 for registration and other fees, and 24 hours at \$50/hr. for staff travel [\$1,200]). It is estimated that the Town will provide grant management oversight and QEP coordination as an in-kind service at an estimated amount of \$5,000 (100 hours at \$50 per hour) toward cost share.

**Task II: Community Involvement:** It is estimated that \$3,000 will be necessary for Town personnel to facilitate BAC, public, and community volunteer/partner meetings (60 hours at \$50 per hour), \$5,000 for QEP time to finalize the ABCA and prepare the Community Relations Plan, QAPP and VCP documents (i.e. NHDES Brownfields Covenant Not To Sue application), assist in community outreach, and participate at the BAC/public meetings (50 hours at \$100/hour); \$1,000 in supplies that will comprise a project sign, newspaper advertising, and presentation materials. The Town will provide additional coordination and community engagement outside of the public meetings as an in-kind service at an estimated amount of \$2,000 (40 hours at \$50 per hour).

**Task III: Cleanup Activities:** Preliminary estimates indicate approximately over \$500,000 will be necessary for the abatement and disposal of hazardous building materials, and installation of an engineered barrier systems. As such, we have allocated \$445,500 contractual for a cleanup contractors (\$175,000 abatement, \$200,000 demolition and \$70,000 cover system) and \$50,000 contractual for preparing a RAP, SSQAPP, engineering, design, bidding, and performing on-site

oversight and documentation (3000 hours at \$100 per hour QEP plus \$20,000 in laboratory and other expenses). The Town will contribute at least \$91,000 of cost share through direct expenditure to the QEP or cleanup contractors for hazardous materials abatement and engineered soil cover installation.

*Task IV: Coordination and Final Reporting:* The Town will provide coordination and communications with the EPA and NHDES and coordinate with the QEP to prepare a remediation summary report as an in-kind service at an estimated amount of \$2,000 (40 hours at \$50 per hour) for cost share. This task estimates \$5,000 contractual for QEP time for preparing the remediation summary report and coordinating with NHDES to prepare a deed restriction and receive a COC (50 hours at \$100 per hour).

### **3.d. Measuring Environmental Results**

The QEP will be responsible for ensuring that all work conducted is compliant with State and Federal guidelines including Davis-Bacon compliance. The QEP, the cleanup contractor and the Town will be in constant contact throughout this project. The mechanism for tracking, measuring, and evaluating progress and achieving our program outcomes (short and long-term) will be measured through our quarterly EPA reports which are updated on a quarterly basis in the EPA ACRES database. Upon notification of award, the Town of Newport will prepare the required Cooperative Agreement Work Plan with EPA that will outline the overall project schedule, project budget, identify various work tasks, benchmarks, and milestones that will be tracked and measured during grant implementation. Connecting the outputs to our work plan will provide a link to the results of grant funding within EPA's strategic plan as well as demonstrate to Congress the tangible results of the Brownfields grant program.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a. Programmatic Capability**

#### **4.a.i. Organizational Structure and 4.a.ii Description of Key Staff**

The Town of Newport's **organizational structure** is as follows: The Town Manager will be directly responsible for overseeing this grant. The Zoning Administrator will support the Town Manager and coordinate cleanup efforts with the QEP. The Finance Director will perform financial management of the grant. These key staff will be involved in each step of the program to provide project continuity in the case of staff turnover. The Town's organizational structure has successfully used significant grant funding for projects such as the Meadow Housing facility, where dilapidated buildings were removed and a 50-unit housing project was built. This project was completed on time and budget. The Senior Center was another successful grant with the complete renovation of the basement into more recreational space with elevator access. This project was finished early and on budget.

A description of the grant roles and experience of each staff involved is included below:

Project Oversight: Town Manager Hunter Rieseberg is eminently qualified to oversee the management of this grant. He is the chief executive and administrative official for the Town of Newport. He manages all town staff and departments. Mr. Rieseberg has worked in town government for over 38 years overseeing countless grants. Mr. Rieseberg will coordinate the overall grant implementation and ensure that all grant requirements are being met.

Project Management: Zoning Administrator Christina Donovan will serve alongside the Town Manager and coordinate the program and each phase of cleanup with the QEP. Ms. Donovan will be the go-to for information and will conduct the BAC and community engagement.

Grant support: The financial management of all grants administered by the Town of Newport is done by our finance director Paul Brown. Mr. Brown has been working in this capacity for over 25 years, and serves as the Interim Town Manager. Mr. Brown will work with the QEP to ensure that all MBE/WBE goals and quarterly and financial reporting is completed on schedule.

#### **4.a.iii. Acquiring Additional Resources**

In the case where additional expertise is required (i.e. QEP and environmental contracting), the Town utilizes competitive procurement process for obtaining the needed expertise. This will consist of a proposal review committee, receiving proposals from multiple firms, evaluating the firms based on established criteria, and awarding the contract to the firm that best meets those criteria. If the project goes over budget the Town has the funding to finish the project.

#### **4.b. Past Performance and Accomplishments**

##### **4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

The Town of Newport has not received an EPA Brownfields Grant.

##### **4.b.i.1. Purpose and Accomplishments**

Historically the Town of Newport receives and utilizes six (6) to twelve (12) grants annually. We aim to keep our town healthy, clean, and safe. Some of our grant accomplishments are:

<u><b>Year</b></u>	<u><b>Amount</b></u>	<u><b>Grantor</b></u>	<u><b>Project Purpose</b></u>	<u><b>Project Completed</b></u>
2017	\$500,000	CDFA	Senior Center Development for add. recreation area	Yes, renovation of basement
2018	\$475,500	NHDES	Newport/Croydon/Grantham Wetlands Restoration Project	Yes, 28 vernal pools, 416 acres, & 10.85 miles of river conserved
2019	354,200	Northern Border Regional Commission	Extend open Town water source intake pipe	On-going – Project is on time and on budget. Work to start in spring

##### **4.b.i.(2) Compliance with Grant Requirements**

The Town of Newport keeps a strict watch on projects. We have not had any issues with compliance for any of our grants. Past projects mostly ran on time and on budget. Throughout phased work plans the Town holds public meetings to keep the community updated on how every phase of a project is going, if there are any bumps, if we are on budget, if we aren't; how we plan to fix it, and so on. Historically, we have received the same grants every year and continue to better our town. For our CDBG grants, our reports are timely and acceptable and consist of accomplishments, expenditure, performance, consolidated plan (3-5 year plan), and Consolidated Annual Performance and Evaluation Report. It is essential to keep our funders informed in all aspects of a project as we move forward.



## **ATTACHMENT A - THRESHOLD DOCUMENTATION**

### **1. Applicant Eligibility**

Eligible Entity: The Town of Newport is a duly established and authorized general purpose unit of local government incorporated within the State of New Hampshire in 1761.

### **2. Previously Awarded Cleanup Grants**

The Town of Newport has never received an EPA funded Brownfields Cleanup Grant and this site has not received funding from a previously awarded cleanup grant.

### **3. Site Ownership**

The Town of Newport acquired the property through tax foreclosure/tax deed on May 4, 2000, and has retained ownership since that time.

### **4. Basic Site Information**

(a) Name of Site: Ambargis Mill

(b) Address of Site: 8 Greenwood Road, Newport, New Hampshire 03773

(c) Current Owner of Site: Town of Newport

### **5. Status and History of Contamination at the Site**

(a) Type of Contamination: Hazardous Substances

(b) Operational History and Current Uses: By at least 1892, the Site was developed as a sawmill and by 1906 also contained a small store and residence. The Site was later operated by the Draper Company after 1906 and the Nutting Company after 1928 (possibly brick manufacturers), Surplus Textiles Sales after 1958, and The Hartford Woolen Company, Inc. through January 1960, when the previous owner, Mr. Christi Ambargis, acquired it. Mr. Ambargis operated a fuel blending operation with used oil stored in aboveground storage tanks (ASTs) and drums throughout the Site. Historical information does not indicate when the fuel-blending business started, but it operated through the early 1990s to 1996. Since 1996, the Site building has been abandoned.

(c) Environmental Concerns: Based on due diligence and environmental sampling conducted to date, the primary environmental concerns at the property include the presence and potential exposure to hazardous building materials and contaminated soil during reuse of the Site, and exposure of future Site residents and workers to contaminated soils.

(d) How the Site Became Contaminated: Previous investigations identified concentrations of polycyclic aromatic hydrocarbons (PAHs) in the area surrounding the Site building exceeding New Hampshire DES Soil Remediation Standards (SRSs) primarily east and southwest of the Site building; however, no data points were reported for the areas northeast and southeast of the Site building. One groundwater monitoring well was previously installed west of the Site building with no evidence of groundwater impacts; however, impacts to groundwater in the area north, east, south, and southwest (i.e., downgradient) were not assessed. Previous investigations from 1998 to 1999 estimated 155 cubic yards of oil-contaminated soil in the vicinity of the two former 10,000-gallon ASTs northwest of the Site building. Between 1999 and 2000, NHDES removed 98.78 tons (approximately 65 cubic yards) of oil-contaminated soil from that area, indicating

the previous estimate of contaminated soil was likely high. A recent Phase II ESA confirmed the presence of PAHs and metals in soils throughout much of the Site, as well as the presence of some residual petroleum contamination in soil and groundwater near the historical area of remediation. In addition, significant quantities of asbestos and lead paint are present throughout the Site building, and some low-level PCBs are present in some building materials. Where the building has been abandoned since 1996, a portion of the building has collapsed and the remainder of the building is completely dilapidated and structurally unsound. The continued degradation of the site building will likely result in future releases of hazardous materials to the site.

#### 6. Brownfields Site Definition

- (a) The Site is not listed or proposed to be listed on the National Priority List
- (b) The Site is not currently subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- (c) The Site is not subject to jurisdiction, custody, or control of the United States Government

#### 7. Environmental Assessments Required for Cleanup Proposals

Several Environmental Assessment have been completed at the Site including the following:

- 1998 through 1999, various POLREP and Removal Action Documents
- February 24, 1999, Removal Program Preliminary Assessment/Site Investigation, Roy F. Weston, Inc. (Weston)
- May 28, 1999, Site Characterization Report, Weston
- June 1999, Sampling Analytical Results Addendum for the Preliminary Site Assessment/Site Investigation Report, Weston
- April 2000, After Action Report, Weston
- September 2003, Brownfield Targeted Site Assessment, Tetra Tech NUS, Inc.
- August 19, 2011, Hazardous Building Materials Survey, Nobis Engineering, Inc.
- May 11, 2018, Phase II Environmental Site Assessment, Credere Associates, LLC

#### 8. Enforcement or Other Actions

No ongoing or anticipated environmental enforcement actions have been issued for the Site.

#### 9. Sites Requiring a Property-Specific Determination

The Site does not require a property-specific determination. This Site is not considered part of a special class as defined below:

- properties subject to planned or ongoing removal actions under CERCLA
- properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control

Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA)

- properties with facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures
- properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit
- properties where there has been a release of PCBs and all or part of the property is subject to TSCA remediation
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund (see Appendix 1 for a definition of LUST Trust Fund sites)

#### 10. Threshold Criteria Related to CERCLA/Petroleum Liability

##### (a) Property Ownership Eligibility - Hazardous Substance Sites

###### *i.3. Exemptions to CERCLA Liability*

- a. Information on the Property Acquisition: The Town of Newport acquired the property for tax delinquency after the prior owner, Ms. Christi Ambargis passed away in 1996.
- b. Date of Acquisition: The Town acquired the property on May 4, 2000.
- c. Hazardous Substance Disposal: All hazardous substance disposal occurred prior to the Town acquiring the property.
- d. Disposal Affirmation: The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

##### (b) Petroleum Sites: Not Applicable

The Town of Newport is not requesting funding for the cleanup of petroleum contamination at this time.

#### 11. Cleanup Authority and Oversight Structure

- (a) Cleanup Oversight: Acting as an extension to the NHDES' Brownfields Program, the NHDES will provide technical review and comment on all plans, reports, and activities pertaining to cleanup of the Site. As required, the site will also be entered in the NHDES' Brownfields Covenant Not to Sue program, i.e. NHDES' VCP if determined to be applicable by NHDES' regulations. The Town of Newport will also hire a Qualified Environmental Professional (QEP) prior to implementing remediation activities at the Site. The QEP will obtain and evaluate remediation contractor bids, coordinate and oversee remediation activities, and document the remedial actions pertinent to the Covenant Not to Sue and Brownfields Program, ABCA/RAP, and other cleanup documents. The Town's procurement procedures will be consistent with 2 CFR 200.317 through 200.326.



- (b) Adjacent Property Access: The site is bordered to the east and south by the Sugar River, to the north by Oak Street and Greenwood Road, and to the west by wooded area/wetland and a State of New Hampshire owned rail trail; therefore, access to adjacent property is not anticipated.

## 12. Community Notification

- (a) Draft ABCA: A draft Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared for public review and is included in Attachment 1.
- (b) Community Notification: A Public Notice was posted on the Town of Newport Website, at the Newport Town Offices and the Newport Post Office on October 6, 2020 notifying that a copy of the grant proposal and draft ABCA were available for public review and comment, how to comment on the drafts, where the drafts could be reviewed, and the date and time of a public meeting.
- (c) Public Meeting: The Town of Newport conducted a public meeting on Monday, October 19, 2020, at 6:00 PM to gather comments on the draft Brownfields Cleanup Grant application being submitted to the EPA and the draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the cleanup of the Site. The meeting was held at the Town of Newport Town Hall. 10 people from the public as well as 7 town officials attended in person. In addition, the meeting was attended by two additional persons over a Zoom © teleconference and was broadcast over local. We did not receive any formal comments from the public. General comments from the public were very positive and supportive of the grant application.
- (d) Submission of Community Notification Documents: The required documentation including a copy of the Public Notice, a summary response to public comments, and the meeting notes are included in Attachment 2.

## 13. Statutory Cost Share

- (a) Source of Cost Share Funds: The Town of Newport will use direct financial contributions to meet the 20% cost share.
- (b) Cost Share Waiver: No Cost Share Waiver is being requested

# Attachment 1

# **DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES**

## **1. INTRODUCTION AND BACKGROUND**

### **1.a. Site Location**

The Ambargis Mill property is located at 8 Greenwood Road, Newport, New Hampshire (hereinafter, "Site").

#### **1.a.1. Forecasted Climate Conditions**

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level. Of these factors, increased precipitation that may affect stormwater runoff is believed to be the most applicable to the cleanup of the Site.

The Site is located within the surficial drainage basin of the Sugar River, which lies adjacent to the Site. Sugar River flows west and discharges to the Connecticut River approximately 9.66-miles west of the Site. According to FEMA Flood Zone Map 33019C0190E, the Site is located within the 100-year flood zone. Increased frequency of weather events may impact exterior portions of the Site and may result in localized flooding and increased erosion of improperly stabilized contaminated surface soil into the adjacent Sugar River.

Based on the nature of known contamination at the Site (hazardous building materials along with lead and PAHs in soil), a changing groundwater level is not likely to impact exposure to contaminants at the Site.

Based on the nature of the proposed reuse of the Site, changing temperature, wildfires, changing dates of ground thaw/freezing, changing ecological zone, and saltwater intrusion table are not likely to affect the Site.

### **1.b. Previous Site Uses and Previous Cleanup and Remediation**

The Site consists of a 2.8-acre property with an approximately 11,670-square foot abandoned mill building. It is located within a rural residential area of Newport.

By at least 1892, the Site was developed as a sawmill and, by 1906, also contained a small store and residence. The Site was later operated by the Draper Company after 1906 and the Nutting Company after 1928 (possibly brick manufacturers), Surplus Textiles Sales after 1958, and The Hartford Woolen Company, Inc. through January 1960, when the previous owner, Mr. Christi Ambargis, acquired it. Mr. Ambargis operated a fuel blending operation with used oil stored in ASTs and drums throughout the Site. Historical information does not indicate when the fuel-blending business started, but it operated through the early 1990s to 1996. The Town of Newport acquired the Site in May 2000 through tax lien. Since 1996, the Site building has been abandoned. Several environmental cleanups or remediation have occurred at the Site to date.

### **1.c. Site Assessment Findings**

Multiple environmental Site assessments have occurred at the Site, including an New Hampshire Department of Environmental Services (NHDES) Site Inspection in 1998, a Preliminary Assessment/Site Investigation (PA/SI) in 1999, a Site Characterization Report in 1999, a U.S.

Environmental Protection Agency (EPA) Superfund Emergency Removal in 2000, a Brownfields Targeted Site Assessment in 2003, a hazardous building materials survey in 2011, and a Phase II Environmental Site Assessment (ESA) in 2018 that included a supplemental hazardous building materials survey, soil boring advancement, and monitoring well installation. Based on the findings of the assessments, environmental conditions that have been identified at the Site include the following:

- **Shallow soil (up to 4 feet deep) across the Site containing concentrations of polycyclic aromatic hydrocarbons (PAHs) and lead in exceedance of the applicable NHDES Env-Or 600 Soil Remediation Standards (SRSs)**
- **Residual petroleum contamination remaining in the subsurface following prior cleanups**
- **Asbestos-containing material (ACM) associated with the Site building**
- **Lead-containing paint (LCP) associated with the Site building**
- **Polychlorinated biphenyl (PCB) -containing building materials associated with the Site building**

#### 1.d. Project Goal

The Town and other project stakeholders have targeted the Site for reuse into a waterfront greenspace and trailhead to support the adjoining rail trail and other local waterfront activities (i.e. fishing and kayaking). This reuse will involve the abatement of all hazardous building materials from the Site. Therefore, the goal of this project is to properly dispose of identified hazardous building materials, to employ proper health and safety practices to prevent worker exposure during building demolition, and to prevent exposure to future occupants of the Site.

## 2. APPLICABLE REGULATIONS AND CLEANUP STANDARDS

### 2.a. Cleanup Oversight and Responsibility

The cleanup will be overseen by an environmental professional in coordination with applicable guidelines and regulations of NHDES and EPA. All documents prepared for the Site will be submitted to the NHDES under Site No. 199805019.

### 2.b. Cleanup Standards for Major Contaminants

The cleanup standards for soil at the Site will be the NHDES SRSs. Construction work involving exposure or potential exposure to any concentration of asbestos is regulated by OSHA 29 CFR 1910, and removal of ACM must be conducted in accordance with Env-A 1800: Asbestos Management and Control, and disposed of offsite at an appropriately licensed landfill or recycling facility. Lead-containing paint/painted building components will be handled in accordance with Env-Sw 100-200: Solid Waste Rules. PCB Bulk Product Waste will be handled in accordance with 40 CFR 761. Universal, hazardous, or other regulated waste will be managed in accordance with Env-Hw 100-1200: Hazardous Waste Rules, 49 CFR 100-199 - Transportation of Hazardous Materials, and 40 CFR 256 – Guidelines for Development and Implementation of State Solid Waste Management Plans.

### 2.c. Laws and Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Brownfields Revitalization Act, the Federal Davis-Bacon Act, the state environmental law, and town by-laws. Federal,



state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits and manifests will be obtained prior to commencement of the work.

### **3. PRESUMPTIVE REMEDIAL MEASURES**

The goal relative to the identified contaminants is to eliminate or manage the risks to human health and the environment through proper management, mitigation, and/or disposal of identified contaminants. To achieve this objective, the following presumptive remedial measures will be applicable to the cleanup:

#### **3.a. Hazardous Building Materials Abatement**

The abatement of all hazardous building materials on-Site is considered a presumptive remedy as it is the only alternative that will allow the successful reuse of the Site as planned. Due to the dilapidated nature of the Site building, any abatement activities in/around the building would pose significant safety concerns for abatement workers. Therefore, the demolition/removal of the Site building is necessary in order to accomplish hazardous building materials abatement.

As required by NHDES Env-A 1800, any identified asbestos is required to be properly abated prior to removal. Abatement will be completed in accordance with applicable State and Federal regulations by appropriately licensed contractors. Additionally, the remediation of out-of-service universal and other regulated hazardous waste material will be included during building demolition. Building materials that contain lead or concentrations of PCBs above 1 milligram per kilogram (mg/kg) will require proper disposal at an appropriately licensed landfill. Disposal of these materials is considered a presumptive remedy to permit reuse at the Site.

After receiving a budgetary estimate from two different contractors, it is anticipated the presumptive cost for hazardous building materials abatement and disposal ranges from \$350,000 to \$406,500 depending on the accessibility of areas of the Site building, actual quantities of wastes identified, and disposal characterization results and subsequent costs of disposal.

### **4. EVALUATION OF CLEANUP ALTERNATIVES**

#### **4.a. Cleanup Alternatives Considered**

To address soil contamination at the Site, three (3) different cleanup alternatives were considered to address lead/PAH-impacted soil:

- Lead/PAH-impacted soil
  - Alternative A1: No Action
  - Alternative A2: Excavation and off-Site disposal of all lead/PAH-impacted soil
  - Alternative A3: Installation of an engineered soil cover system to prevent exposure of lead/PAH-impacted soil

#### **4.b. Evaluation of Cleanup Alternatives**

To satisfy the U.S. EPA requirements, the effectiveness, feasibility, and cost of each alternative were considered prior to selecting a recommended cleanup alternative.

#### 4.b.i. Effectiveness

- Alternative A1: This alternative is not effective in controlling or preventing the exposure of receptors to contamination at the Site, or in the elimination of a potential continuing contaminant source.
- Alternative A2: Excavation and off-Site disposal of lead/PAH-impacted soil is an effective method for eliminating the direct contact exposure pathway, will be effective at eliminating a potential continuing source of contamination, and will protect the nearby environmental receptors.
- Alternative A3: Covering lead/PAH-impacted soil at the Site through the use of engineering controls is an effective way of eliminating the direct contact exposure pathway and will protect environmental receptors. However, this alternative is not effective at eliminating a potential continuing source of contamination.

#### 4.b.ii. Feasibility and Ease of Implementation

- Alternative A1: This alternative is easy to implement, as no actions would be conducted.
- Alternative A2: This alternative would utilize standard construction and transportation techniques for impacted soil containerization, off-Site transport, and disposal. This alternative is technically practical and easily implementable at the Site.
- Alternative A3: This alternative would utilize standard construction techniques to install the engineered soil cover. This alternative is technically practical and easily implementable at the Site.

#### 4.b.iii. Cost Effectiveness (presented costs are separate from the cost of hazardous building materials abatement, which will be completed)

- Alternative A1: There would be no cost associated with Alternative A1.
- Alternative A2: The cost of Alternative A2 is estimated to be approximately \$2,000,000.
- Alternative A3: The cost of Alternative A3 is estimated to be to be approximately \$150,000.

#### 4.c. Recommended Cleanup Alternative

The recommended cleanup alternatives for the Site are presented below:

Alternative A3 is the recommended cleanup alternative for the Site, because it is considered to be the most practical alternative to mitigate the risk posed by the contamination considering the proposed reuse scenario, reliability, effectiveness, feasibility, ease of implementation, and cost. Alternative A1 cannot be recommended because it does not address the risks posed by contaminants at the Site. Alternative A2 is not recommended because the total estimated cost makes this alternative not cost effective. Alternative A3 is much more cost effective than Alternative A2 by managing the impacted soil on-Site using engineering controls. Alternative A3 will not eliminate the presence of contamination, but with proper management and regular maintenance, this alternative will be effective at addressing the risks posed by the contamination.

# **Attachment 2**





## PUBLIC NOTICE

### Ambargis Mill

The Town of Newport will be conducting a Public Hearing meeting on Monday, October 19, 2020 at 6:30 PM to gather comments on the draft Brownfields Cleanup Grant application being submitted to the federal EPA for the cleanup of the former Ambargis Mill Site, Newport, NH.

The draft grant application is available for public review and comment in the Planning & Zoning Office, Town of Newport, 15 Sunapee Street Newport, NH. An electronic version of the draft document will be available to any interested party the week of October 19, 2020.

Please contact Christina Donovan, Planning and Zoning Administrator at 603-863-8010 or email at [cdonovan@newportnh.gov](mailto:cdonovan@newportnh.gov) to receive a copy or to submit formal comments on the draft documents.

**TOWN OF NEWPORT, NEW HAMPSHIRE**  
**Board of Selectmen**  
**Minutes for Meeting of October 19, 2020 6:30 pm**  
**Public Hearing and Regular Business Meeting**  
**Municipal Building, 15 Sunapee Street, Newport, NH 03773**  
**Remote Access:**  
**Zoom.com - Meeting ID: 859 9039 9815 Password: 516369**  
**+1 (253) 215-8782 US (audio only, long-distance fees may apply)**

---

**SELECTMEN PRESENT:** *BOS Room:* Jeffrey Kessler, Chairman; Barry Connell, Herbert Tellor, Jr.; John Hooper II

**SELECTMAN ABSENT:** Todd Fratzel, Vice Chairman

**STAFF PRESENT:** *BOS Room:* Hunter Rieseberg, Town Manager; Paul J. Brown, Finance Director; Christina Donovan, Planning and Zoning Administrator

**COMMUNITY MEMBERS PRESENT:** *BOS Room:* Jackie Cote, Larry Cote, Dean Stetson, Welding Instructor, Sugar River Valley Regional Technical Center (CTE); Jennifer Opalinski, Director of Career and Technical Education, Sugar River Valley Regional Technical Center (CTE); Dick Wentzell and Bert Spaulding, Sr.; *Via Zoom:* Judd R. Newcomb, LG, PG Geologist/Senior Project Manager, Credere Associates, LLC; Virginia Irwin, Town Moderator

**NCTV:** John Lunn

**CALL TO ORDER:** Chairman Kessler called the meeting of the BOS to order at 6:30 p.m. followed by the Pledge of Allegiance.

**PUBLIC HEARING:** The Town of Newport will be conducting a Public Hearing meeting on Monday, October 19, 2020 at 6:30 p.m. to gather comments on the draft Brownfields Cleanup Grant application being submitted to the federal EPA for the cleanup of the former Ambargis Mill Site, Newport, NH.

Chairman Kessler read aloud the Public Hearing Notice into the record. He acknowledged Ms. Donovan and asked her to explain the 2021 Brownfields Grant Application Updates.

Ms. Donovan addressed the BOS and stated she had been working on the Brownfields Grant Application with Mr. Judd Newcomb of Credere Associates, LLC. They were building upon what was submitted in 2019 by Ms. Emerson because the application was denied. She had spoken to Mr. Joseph Ferrari, EPA New England to identify the application's shortcomings in order to proceed for reapplication and acceptance. He had listed the items that needed to be added or rewritten in the application:

- **Newport is designated as a NH Opportunity Zone. This information has to be added and will add points to the application.**
- **Leveraging Resources (page three)**

- **Economically impoverished (page five)**
- **Task III: Cleanup Activities (page nine). Newport's \$445,500 request needs to be itemized. Mr. Newcomb is updating the information**

Mr. Ferrari informed Ms. Donovan that additional funding and/or Newport's willingness to work at securing addition funding for this endeavor would greatly improve our (Newport's) chances for 2021.

Town Manager Rieseberg addressed Ms. Donovan and asked her to give a synopsis of the former Ambargis Mill Site and the need for the Brownfields Cleanup Grant. She complied with his request.

She listed some of the potential uses for the land after the cleanup of the hazardous elements.

Chairman Kessler addressed Mr. Newcomb and asked if he had anything to add. Mr. Newcomb said that he was the Brownfields consultant for the UVLSRPC. He stated they had done environmental testing down at the Ambargis Mill site. Step two is to get cleanup funds for the Town. Mr. Newcomb said it was a hazard as well as a safety and environmental concern. He listed what the grant money would go towards, including the park or greenspace that would eventually be available.

Chairman Kessler read aloud a printed update that was in the BOS packets.

Town Manager Rieseberg gave additional information on the Brownfields Grants and their annual availability. He stated the grants are an 80/20 grant match. If awarded, Newport would have to come up with 20% of the funds. He would request an unassigned fund balance from the Town if Newport was awarded the grant.

Mr. Bert Spaulding, Sr. addressed the Board and Town Manager Rieseberg and expressed his displeasure of potentially spending money from the taxpayers without a Town vote.

Selectman Connell asked if the mill, in its present condition, is a liability for the Town. Town Manager Rieseberg stated yes. Selectman Connell stated the emphasis was really to clean up the mill. He was told he was correct.

When asked, Finance Director Brown said he couldn't (at this time) give answers to financial questions about the Town's share of grant monies.

Mrs. Jackie Cote addressed the Board and stated that she had seen the condition of the mill and land on the site. If the Town owned the property she believed it was a liability.

There was a general discussion on the Ambargis Mill site past and present. Mr. Spaulding, Sr. said that if the money was to be spent to stop a liability, he agreed it should be used. The Town should ask the people before creating a park.

Town Manager Rieseberg assured Mr. Spaulding, Sr. that the grant money would only go toward contamination cleanup, environmental and safety concerns and elimination of liability to the Town. It is for rehabilitation and stabilization of the property. Additional projects (at the site) would need to go before a budget review and public hearing or Town meeting vote.

Mr. Newcomb addressed the Board and public and explained that the term park was mostly for scoring on the application. Newport would be creating greenspace and the people awarding the



grant want to know what a potential use of the greenspace would be. He explained their vision of a “park” on the site to those in attendance.

Selectman Connell addressed Mr. Newcomb for clarification. The emphasis of the grant is for cleanup and elimination of liability to the Town. But for the scoring of the application for the grant, Newport should enter into the application how we potentially will use the greenspace. If we don't write that in, the application is moot. The use of “Passive Park” was discussed.

After general discussion on the Brownfields Cleanup Grant application, Chairman Kessler closed the Public Hearing. He thanked Mr. Newcomb for attending the Public Hearing and for his input.

**AGENDA REVIEW:** Add ACTION ITEM: Appointment to Planning Board-Sean Glasscock/full member term Expires 2023 (Hooper); Move INFORMATIONAL: NHMS Career and Technical Education (CTE) Center Refurbishment Plan-CTE Center Director Jennifer Opalinski to after Consent Agenda (Kessler)

**INFORMATIONAL:**

NMHS Career and Technical Education (CTE) Center Refurbishment Plan-CTE Center Director Jennifer Opalinski

Chairman Kessler introduced Mrs. Jennifer Opalinski, Director of Career and Technical Education. He stated he had attended a public informational session concerning the renovation plans of the CTE in Newport. Chairman Kessler had invited Mrs. Opalinski to speak at the BOS meeting. It has been almost thirty years since the Center opened. The State will award Newport a grant to pay for 75% of the renovation costs.

Jennifer Opalinski, Director of Career and Technical Education, Sugar River Valley Regional Technical Center addressed the BOS. She thanked Chairman Kessler for his invitation to speak to the Board. Gave a general overview of what is happening at the CTE, its growth and why the CTE is seeking State funding (75% of total cost) at this time. Included in the presentation was a timeline of events.

Click on link to view the BOS Power Point presentation:

[https://docs.google.com/presentation/d/1xXvgUHFcAt2TY\\_T5EU5JDNXyIwaMtAxO34nT87kdB4/edit?usp=sharing](https://docs.google.com/presentation/d/1xXvgUHFcAt2TY_T5EU5JDNXyIwaMtAxO34nT87kdB4/edit?usp=sharing)

Mrs. Opalinski stressed that the State has informed Newport that there is a rotating schedule for the acquisition of technical center funding. They have Newport slotted for the year 2022. What that means for the Newport taxpayers is that a bond article is anticipated in 2022 to raise and appropriate 25% of the cost of construction to build/revamp the center (through other grants, donations and taxes). The state will pay (up to) 75% of the costs. Newport has to vote yes to its contribution before the State is going to say yes to the 75% payment.

Mrs. Opalinski thanked the Board for her invitation. Chairman Kessler thanked her for attending the BOS meeting and invited her to attend future meetings with updates on their progress.

**MINUTES FROM PREVIOUS MEETING(S):** October 5, 2020; NPS October 5, 2020  
October 5, 2020

On a motion by Selectman Connell, seconded by Selectman Hooper; *the Board voted to approve the minutes of the October 5, 2020 BOS meeting as presented. The motion passed 4-0-0.*

NPS October 5, 2020

On a motion by Selectman Tellor, seconded by Selectman Hooper; *the Board voted to approve the non-public session minutes of the October 5, 2020 BOS meeting as presented. The motion passed 4-0-0.*

#### **CONSENT AGENDA:**

On a motion by Selectman Connell, seconded by Selectman Hooper; *the Board voted to approve the Consent Agenda of the October 19, 2020 BOS meeting as presented. The motion passed 4-0-0.*

#### **OPEN FORUM:**

Mrs. Jackie Cote addressed Chairman Kessler and asked if the BOS would be voting and finalizing the decision made by the members of the Memorial and Monuments Committee concerning renaming the Oak Street Bridge as well as the name of the park by the Corbin Covered Bridge. Chairman Kessler stated the BOS had just received the recommendation by the Memorial and Monuments Committee. They would be voting on the names at the next meeting. Formal dedication ceremonies would be held for the Oak Street Bridge and park by the Corbin Covered Bridge in the future. Mrs. Cote thanked the Board.

Mr. Dick Wentzell addressed the Board and spoke about three things: the lack of an easement (written) into his property's deed (Knoll Street) for Town waterline rights and his subsequent plan to build a fence on his property line, concerns about Mr. George Hildum and the need to update the Planning Board member roster. After a discussion between Selectman Hooper and Mr. Wentzell; a meeting between Town Manager Rieseberg and Mr. Wentzell was set to discuss his concerns.

Mr. Bert Spaulding, Sr. addressed the Board with two concerns:

- 1 The (Dorr) lagoons in Guild, NH owned by the Town.**
- 2 Mr. Spaulding, Sr. read aloud a memorandum from the State of NH Secretary of State Gardner on voting and observing voting on the election floor. He said his right to observe (the voting process) on November 3<sup>rd</sup> will not be restricted.**

All of Mr. Spaulding, Sr.'s questions were answered.

#### **COMMUNICATIONS:**

Selectman Hooper had nothing to share at this time.

Selectman Tellor had nothing to share at this time.

Selectman Connell had nothing to share at this time.

Chairman Kessler stated that social distancing and COVID 19 rules were pulling at the weave of the community of Newport. Selectman Hooper stated he was happy to see Newporter's finding innovative ways to hold events in Newport while still following the COVID 19 guidelines.

Selectman Connell said he agreed with Chairman Kessler concerning holding events safely in Town. He stressed that whether one believes it or not, the coronavirus is increasing again in this area and county, across the state and nation. He believed in masks and social distancing. People are tired of the virus, but we still need to be vigilant. The danger of COVID is real.

Mr. Spaulding, Sr. gave his opinion on the use of masks as well as the number of coronavirus cases.

Finance Director Brown stated that he will have the tax rate for the BOS at the next meeting. Currently the rates are: Town increased, local school increased, county decreased and state school decreased.

Town Manager Rieseberg had nothing to share at this time.

### **INFORMATIONAL:**

#### Elections Procedures Update

Chairman Kessler asked Town Moderator Irwin to give an update on the November 3, 2020 voting preparations.

Town Moderator Irwin gave the following update:

- 1) **Absentee ballot processing (see below)**
- 2) **Location: Polls will be at the Newport high school gym. Town Moderator Irwin will meet with the Newport Police Chief and Town Manager to discuss traffic flow.**
- 3) **BOS required at polls to assist as election officials**
- 4) **PPE for election officials has arrived**
- 5) **Election officials will be diligent in disinfecting voting surfaces**
- 6) **Mr. Spaulding, Sr. will be allowed to observe at the polls maintaining a six foot distance**

Absentee ballots (800+) will be opened on Thursday, October 29, 2020 beginning at 8:30 a.m. in the BOS room. The process is open to the public and officials expect it to take most of the day. Town Moderator Irwin addressed the BOS and explained the process.

Mr. Spaulding, Sr. complimented Town Moderator Irwin on the processing of absentee ballots. He asked if in the future it could be conducted before the Wednesday before the election. He was told that unfortunately the regulation is mandated by the state and they were given a window of four days.

#### Community Center Project

Chairman Kessler read aloud statistics of building a new Community Center built in 2020 versus a renovation of the 1930 current Rec Center (page was in the BOS packet). In discussion, Selectmen stated it was important to keep the project in the eyes of the (Newport) people. See the following links:

NCTV: <http://96.78.198.253/CablecastPublicSite/show/3346?channel=2>  
[www.newportnh.gov/home/pages/proposed-community-center](http://www.newportnh.gov/home/pages/proposed-community-center)

The Community Center (2021) and the refurbishment of the CTE (2022) will conflict for tax dollars. They are both important projects for the Town of Newport. Selectman Connell said it would be good to get together and plan the two major projects. The CIP will be needed to facilitate both.

There was a general discussion on new businesses and housing in Newport. Included in the discussion was the importance of the proposed refurbishment of the CTE and the proposed Community Center to the community.



Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) Services and Member Benefits

Chairman Kessler reviewed the services available to Newport as a member of UVLSPC (see flyer in BOS packet). He stated that the interim executive director will be attending a BOS meeting in the future to bring Newport up to date with the work of the UVLSRPC.

**ACTION ITEMS:**

Appointments to the Planning Board-Tobin Menard & Sean Glasscock

On a motion by Selectman Hooper, seconded by Selectman Connell; *the Board appointed Mr. Tobin Menard as a full member to the Planning Board with a three year term ending in June 2023. The motion passed 4-0-0.*

On a motion by Selectman Hooper, seconded by Selectman Tellor; *the Board appointed Mr. Sean Glasscock as a full member to the Planning Board with a three year term ending in June 2023. The motion passed 4-0-0.*

Newport Chamber of Commerce Common Rental Fee Waiver

Finance Director Brown addressed the Board, stating he was representing the Chamber of Commerce.

Given the restrictions and concerns of Covid, the Chamber wants to try and continue the tradition of T'was Before Christmas with modifications. The primary modification would be to move it to the Town Common. In conjunction with the Rec Center they hoped to have a facsimile of T'was for the community. The Chamber needed two things:

1. **Permission to use the Common**
2. **Get the rental fee for the use of the common waived (not money making event for Chamber)**

Selectman Hooper made a motion *to allow the Chamber to use the Common December 12, 2020 from 2 p.m. to 8 p.m. and to waive the rental fee for the Chamber.* It was seconded by Selectman Connell. *The motion passed 4-0-0.*

On a motion by Selectman Connell, seconded by Selectman Tellor, *the Board voted to adjourn at 9:18 p.m. The motion passed 4-0-0.*

Respectfully submitted,

Maura Stetson  
Scribe

Approved on: November XX, 2020

**The next regular meeting of the Board of Selectmen is scheduled for November 2, 2020**

# **Attachment 3**



Upper Valley Lake Sunapee  
Regional Planning Commission

October 16, 2020

Hunter Rieseberg, Town Manager  
Town of Newport  
11 Sunapee Street  
Newport, NH 03773

RE: Ambargis Mill Clean-up Grant Support

Dear Hunter,

We would like to extend our support for the clean-up efforts of the Ambargis Mill site. This is an important site in the Town and the Region.

The Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) currently has a Brownfields Assessment Grant from US EPA. On behalf of the UVLSRPC's Brownfields Committee, we would like to offer to set aside \$5,000 of assessment funds to go toward clean-up planning Ambargis Mill site if the Brownfields clean-up grant is funded.

Please let us know if you have any questions. We are very glad to offer this support for a worthy project.

Sincerely,

Meghan Butts  
Interim Executive Director  
Upper Valley Lake Sunapee Regional Planning Commission  
10 Water Street Suite 225  
Lebanon, NH 03766



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

NH

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Christina Marie Donovan

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0516993120000

### d. Address:

\* Street1:

15 Sunapee Street

Street2:

\* City:

Newport

County/Parish:

NH

\* State:

NH: New Hampshire

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

03773-3773

### e. Organizational Unit:

Department Name:

Office Of Planning and Zoning

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Christina

Middle Name:

M

\* Last Name:

Donovan

Suffix:

Title:

Planning and Zoning Administrator

Organizational Affiliation:

Town of Newport

\* Telephone Number:

6038638010

Fax Number:

\* Email:

cdonovan@newportnh.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

\* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Brownfields - Ambargis Mill Application  
Clean up and removal of an abandoned mill in Newport NH

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="10,000.00"/>
* e. Other	<input type="text" value="15,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="525,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: